

M06-13394

Klamath County, Oregon

06/30/2006 12:25:13 PM

Pages 1 Fee: \$21.00

— Space below for Recorder's use only—

1st-837005

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Barbara G Thomas and John L Thomas, as tenants by the entirety, Grantor(s), for and in consideration of the sum of Sixty Thousand and 00/100 Dollars to it paid by the grantees herein, do hereby grant, bargain, sell and convey unto Ryan A Beck Enterprises, LLC, an Oregon Limited Liability Company, Grantee(s), the following tract of land more particularly described as follows:

LOT 8 IN BLOCK ⁹ OF SUN FOREST ESTATES, TRACT 1060, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TO HAVE AND TO HOLD the granted premises unto the said Grantee(s), their heirs and assigns forever.

And the Grantor does covenant that it is lawfully seized in fee simple of the above granted premises free from all encumbrances **EXCEPT,**

1. Agreements, covenants, conditions, easements, reservations & restrictions of record, if any.

And that it will, its heirs, executors and administrators shall Warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

WITNESS my Hand and Seal this 22 day of June, 2006.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against Farming or Forest practices as defined in ORS 30.930.

Barbara G. Thomas
Barbara G Thomas
John L Thomas
John L Thomas

STATE OF OREGON
COUNTY OF CLACKAMAS

Before me: on this 22 day of June, 2006, personally appeared the above named Barbara G Thomas and John L Thomas and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

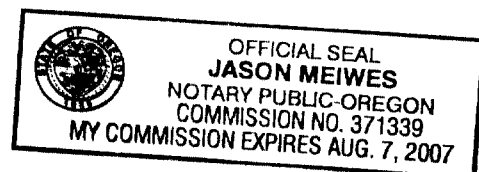
Until a change is requested all tax statements
Should be sent to the following address:

Ryan A Beck Enterprises, LLC
P.O.BOX 70027
Eugene, OR 97401

After Recording Please Return to:

Ryan A Beck Enterprises, LLC
P.O.BOX 70027
Eugene, OR 97401

Jason Meiwes
Notary Public for the State of Oregon
My Commission Expires: Aug 7, 2007
Escrow # 402507



21-F